

We claim

1. A method of managing a real estate property comprising the

steps of:

establishing the lease parameters of the property in a computer

database;

setting in a computer data file of the database at least one user profile related to management of the property; and

assigning in the data file the attributes of the authority of the user relative to the management of the property.

2. The method of claim 1 further comprising setting in a computer data file of the database data of an owner entity of the property, data of a property manager of the property if applicable and data as to at least one tenant entity that occupies space in the property.

3. The method of claim 2 wherein the step of setting sets a user profile for at least one user of at least one of an owner entity, a property manager entity, if applicable, and a tenant entity, and assigning at least one attribute of authority to each said user.

4. The method of claim 3 wherein there is at least one user for each of the owner entity and tenant entity.

5. The method of claim 4 wherein there is at least one user entity for a property manager entity.

6. The method as in claim 3 wherein in the setting step one person is set as a user in two or more of the entities.

7. The method of claim 3 wherein in the setting step a principal user of an entity is set having the attribute of being able to assign or change the attribute of a user of the said entity.

8. The method of claim 7 further comprising setting in a computer file of the database a system administrator entity and at least user of the system administrator having the attribute of authority to change the attribute of at least the at least one user of the tenant entity.

9. The method of claim 3 further comprising the step of:  
setting in a computer file of the database at least one vendor entity that is to perform services for the property.

10. The method of claim 9 further comprising the step of providing communication capability between the users of the owner entity, property manager entity, if applicable, tenant entity and vendor entity.

11. The method of claim 10 wherein the step of providing communication capability comprises establishing Internet access for all of the entities.

a 12. The method of claim 9 wherein an attribute comprises a limit of monetary expenditure and further comprising the step of a said user of an owner entity, property manager entity, if applicable, or tenant entity communicating by electronic means with a vendor entity to request services for a space of the property.

13. The method as in claim 11 further comprising the steps of setting a profile for at least one user of a vendor entity and assigning an attribute of authority to the user of the vendor entity.

14. The method of claim 13 further comprising the step of the user of the vendor entity entering the status of the fulfillment of the service request and communicating the status to the user of the entity requesting the service.

15. The method of claim 1 further comprising the steps of:  
assigning an Internet domain name to the property; and  
accessing the data in the database over the Internet.

16. The method of claim 2 wherein there are a plurality of said  
properties owned by an owner entity.

17. The method of claim 16 wherein there are a plurality of said  
properties owned by an owner entity managed by a property manager entity.

18. The method of claim 15 wherein further comprising the steps of  
setting in a computer data file of the database data of an owner entity of each of  
the plurality of properties, data of a property manager of each of the plurality of  
properties if applicable and data as to at least one tenant entity that occupies space  
in each of the plurality of properties.

19. The method of claim 18 wherein the step of setting sets a user  
profile for at least one user of at least one of the owner entity, the property  
manager entity, if applicable, and the tenant entity for each of the plurality of  
properties, and assigning at least one attribute of authority to each said user.